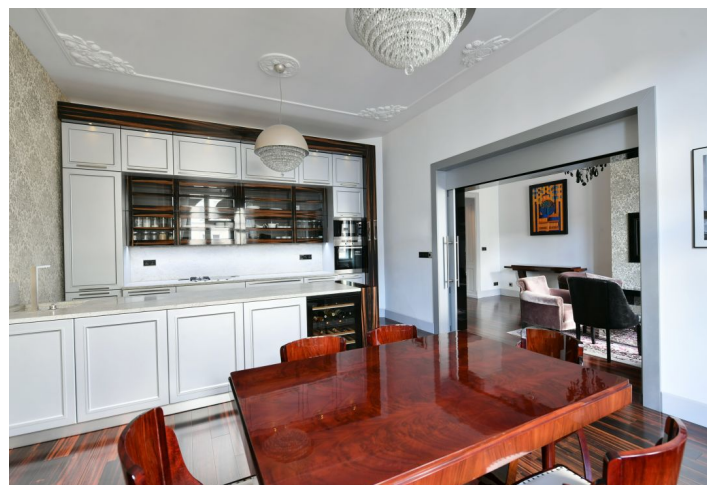
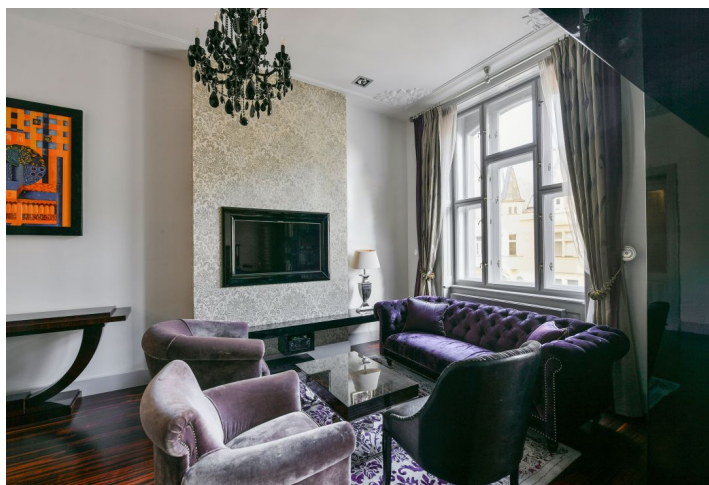




Apartment Two-bedroom (3+1)

Ask for price

116 m², Praha 1, Josefov, Pařížská





Apartment Two-bedroom (3+1)

Ask for price

116 m², Praha 1, Josefov, Pařížská

Total area	118 m ²
Floor area*	116 m ²
Balcony	1 m ²
Parking	-
Cellar	2 m ²
PENB	G
Reference number	104168

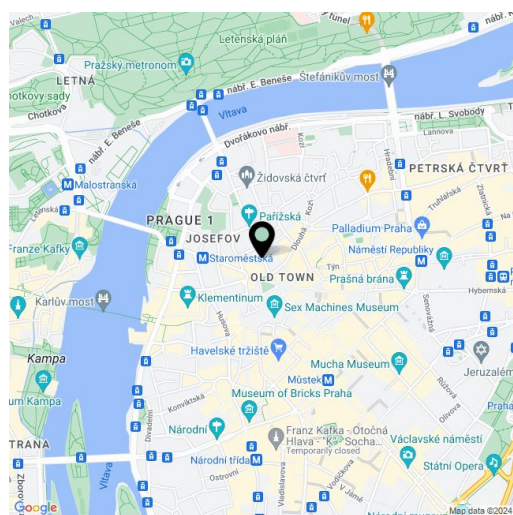
This elegant apartment, which has recently been completely and carefully reconstructed, is located on the 4th floor of a stately apartment building from 1907, located at one of the best addresses in Prague, on iconic Pařížská Avenue.

The practical layout consists of a living room, a kitchen with a dining area and a **balcony**, 2 bedrooms, one of which has a **small balcony** and an en-suite bathroom (with a bathtub), a **walk-in wardrobe**, a main bathroom with a separate toilet, and a second separate toilet near the entrance hall. The living room and kitchen face **northeast** towards the street, and the windows of both bedrooms **southwest** onto the courtyard.

The elegance of the interior is created by large refurbished casement windows with views of the historic buildings across the street, **Fendi and Preciosa** lamps, exotic **macassar wooden floors**, **natural stone** in the hall and bathrooms, renovated interior doors combined with replicas of the original ones, and new entrance security doors with period profiling. Miele kitchen appliances, top-of-the-line sanitary ware and underfloor heating in the bathrooms contribute 21st century comforts. The heat source is a gas boiler and one bedroom has an original tiled stove. The stately building has a modern elevator, a magnificent facade, and **elegant common areas with preserved original craftsmanship.**

This prestigious location on Pařížská Street, lined with **mature trees** and full of **luxury shops**, allows you to live in a beautiful environment, within walking distance of many quality restaurants, cafes, clubs, but also **historical monuments**, including the **Old Town Astronomical Clock**. A tram stop is a few steps away, and the Staroměstská metro station is also within easy walking distance.

Floor area 116.32 m², balcony 1.45 m², cellar approx. 1.5 m².



* Size of the unit according to the Housing Act.

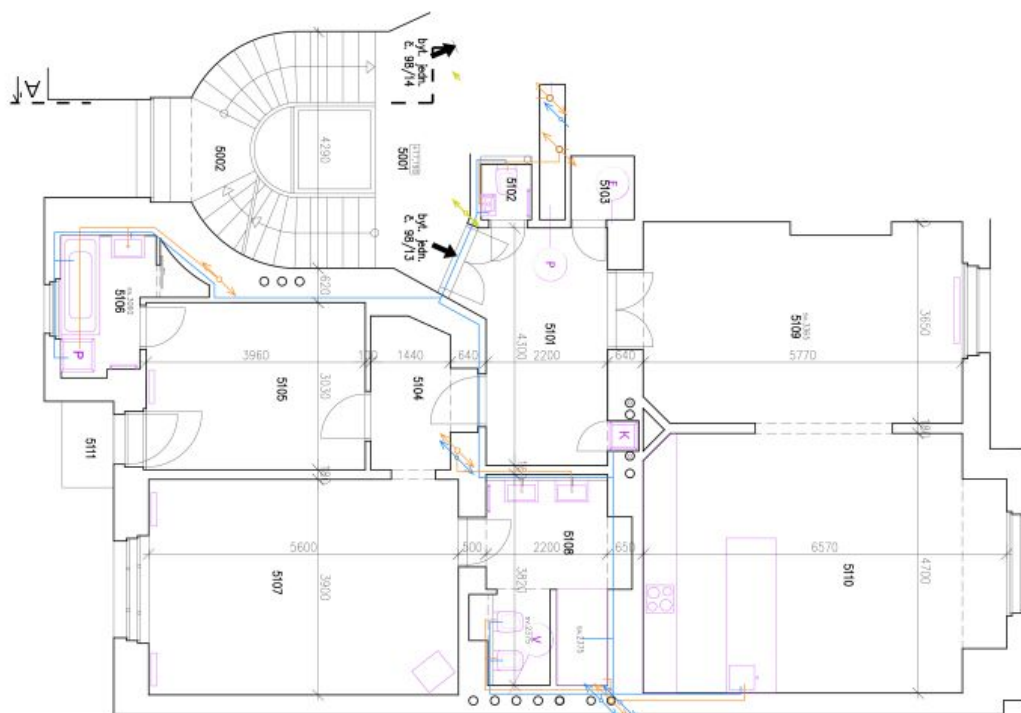
The area consists of the sum total of the internal area of every room.



Apartment Two-bedroom (3+1)

116 m², Praha 1, Josefov, Pařížská

Ask for price





Apartment Two-bedroom (3+1)

116 m², Praha 1, Josefov, Pařížská

Ask for price

LEGENDA MÍSTNOSTÍ - společné prostory

ČÍSLO MÍSTNOSTI MOCNINA MOCNINA MOCNINA

5901	PŘÍSTAVBA	7.99	TRAMCO	TRAMCO
5902	SCHODIŠTĚ	10.08	TRAMCO	TRAMCO
5903	PŘÍSTAVBA	3.30	TRAMCO	TRAMCO
5904	SCHODIŠTĚ	10.04	TRAMCO	TRAMCO

ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI	MOCNINA (M ²)	KATEGORIE
5901	TRAMCO	7.99	TRAMCO
5902	PŘÍSTAVBA	10.08	TRAMCO
5903	SCHODIŠTĚ	3.30	TRAMCO
5904	TRAMCO	10.04	TRAMCO

ČÍSLO MÍSTNOSTI	NÁZEV MÍSTNOSTI	MOCNINA (M ²)	KATEGORIE
5901	TRAMCO	7.99	TRAMCO
5902	PŘÍSTAVBA	10.08	TRAMCO
5903	SCHODIŠTĚ	3.30	TRAMCO
5904	TRAMCO	10.04	TRAMCO



POZNÁMKY

- ČAROVANÉ SOU KONTAKTY, KTERÉ PŘI OVLÁDÁNÍ MÁVADÍ
- NEJEDNÍ O PLYN A KTERÉ ZABÍRÁJÍ PLYNOVODNOSTI A
- KANALIZAČNÍ STŘIŠKAČKA A STŘIŠKAČKA KTERO MÁVADÍ ČOVŮV A
- JEDNÍ O PLYN VÝVODNÍ ZE STŘIŠKAČKY VÝVODNÍ Z ARČOVŮV ČOVŮV JE
- ZOBRAZENÉ PLYNOVODNOSTI VÝVODNÍ

